



SAFE HOME / LEADS SAFE CHARLOTTE
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

BID OPENING CERTIFICATION RECORD

Date of Bid Walk: FEB. 15, 2018 Due Date: FEB. 22, 2018 HNS 18-28

Public Body Estimate

Address	PBE Amount	PBE -15%	+15%
301 ECHO DALE	36,924	31,385	42,463

Bid Results

Addresses	Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5
301 ECHO DALE	GOODWILL	SIGMA			
	50,695	41,237			

Bid Walk Attendees

GOODWILL - DHIREN RATHOD	
SIGMA - MILTON BROWN	

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC.

Bids Opened By: J. MATHON Bids Recorded By: MICHAEL JAY
Witnessed By: AMANDA WOOD Date: FEBRUARY 22, 2018

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Invitation to Bid HNS 18-28

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 301 Echodale Dr.		SAFE HOME CHARLOTTE
Call project manager for full address		
Bid Walk: February 15, 2018 at 2:00 PM		
Bid Opening: February 22, 2018 at 2:00 PM		
Client Name:	Contact Number:	
Project Manager: Mike Taylor	Contact Number: 704-336-4115	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Mike Taylor (cell # 980-215-1156).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.

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SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 301 Echodale Dr. to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Forty-one thousand two hundred thirty seven Dollars (\$41,237)
Written total

Specs Dated: 2/1/18

Number of Pages: 15

Addenda # 1 Dated:

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

Project Schedule: Minimum Start Date - April 2, 2018

Completion Deadline: June 1, 2017

Please Print and Sign:

Sigma General Contracting, LLC

Company Name/Firm:

Milton Brown

Authorized Representative Name:

Signature:

Date: 2-22-18



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Mikel Taylor
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-4115
Fax: (704) 632-8575



Instructions to Bidders

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative

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SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

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Work Specification

Response Due: 2/1/2018 12:00

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 301 Echodale Dr
Charlotte, NC 28205

Owner: Audrey Byers

Owner Phone: (704) 605-3074

Structure Type: Single Unit

Program(s): Tested- NO LEAD

Square Feet: 992

Safe Home FY 2017

Year Built: 1966

Safe Home FY 2018

Property Value: 41000

Tax Parcel: 16710310

Census Tract:

Property Zone: Council District 3

Repairs

Description

Floor Room

Exterior

Permits Required

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: $\frac{400}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{400}{\text{Total Cost}}$

Portable Toilet

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: $\frac{100}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{100}{\text{Total Cost}}$

Dumpster

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: $\frac{600}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$

Work Specification

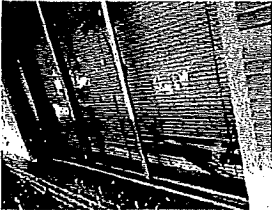
Vinyl Window

All

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

USE VINYL SLIDING WINDOWS IN LIEU OF DOUBLE HUNG WINDOWS. BEDROOM WINDOWS MUST MEET CODE EGRESS REQUIREMENTS.

BATHROOM WINDOW TO BE REMOVED AND OPENING CLOSED UNDER ANOTHER ITEM IN THE SCOPE.



$$\text{Bid Cost: } \frac{500}{\text{Base}} \times \frac{6}{\text{Quantity}} = \frac{3000}{\text{Total Cost}}$$

Water heater 40 Gallon Gas

Building Systems

Remove existing water heater and all obsolete or deteriorated flue piping and gas line and dispose of properly.

Install an insulated 40 gallon, glass lined, high recovery gas water heater with a 10 year warranty and an Energy Factor of .61 or greater.

Installation includes PRV valve and extension, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof as necessary to meet the requirements of the Construction Specifications and all relevant NC Codes.



$$\text{Bid Cost: } \frac{900}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{900}{\text{Total Cost}}$$

Exterminate Termites

Crawl Space

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

$$\text{Bid Cost: } \frac{1,200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

Exterminate Insects

Health and Safety Issues

Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor.

$$\text{Bid Cost: } \frac{600}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Work Specification

Vinyl Soffit & Aluminum Fascia

Exterior

Repair any damaged or rotted soffit, fascia, and associated trim.

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim with PVC coated aluminum coil stock. (11.4)



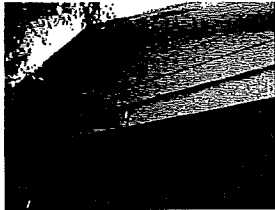
$$\text{Bid Cost: } \frac{148}{\text{Base}} \times \frac{14}{\text{Quantity}} = \frac{2072}{\text{Total Cost}}$$

Vinyl Siding

Gables

On the wood sided gable ends:

Replace all deteriorated exterior building components. Install vinyl siding. Wrap gable vents with aluminum. Owner's choice of siding color, exposure, and texture with 50 year warranty. (11.4)



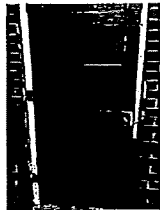
$$\text{Bid Cost: } \frac{240}{\text{Base}} \times \frac{2}{\text{Quantity}} = \frac{480}{\text{Total Cost}}$$

Prehung Metal Door Entrance

Exterior Utility Room

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Install mortised dead bolt and lever handled door hardware keyed alike. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing.

Door shall be outswinging and lock hardware shall be keyed to match the front door.



$$\text{Bid Cost: } \frac{600}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Work Specification

Prehung Metal Door Entrance

Front Door

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. this installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

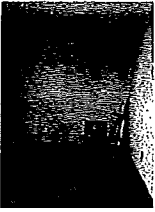


$$\text{Bid Cost: } \frac{600 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Remove Wall A/C Unit

Living Room

Remove A/C unit in living room wall and dispose of. Install custom size fixed glass double glazed vinyl window in opening and trim out on the inside to match existing trim.



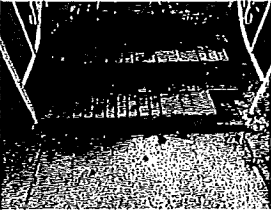
$$\text{Bid Cost: } \frac{600 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Masonry Patch & Repoint

Porches and Steps

Install bricks where missing. Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Reinstall any flashings, tool concave joints and clean brick face.

Includes front and back porch steps. Remove railings at front porch and step and dispose of properly.



$$\text{Bid Cost: } \frac{700 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{700}{\text{Total Cost}}$$

Repair Brick Veneer Cracks

Exterior

Seal cracks in brick veneer at the rear right side of the house and below the window on the back of the house to prevent moisture from entering crack.

Replace missing brick in rowlock under window.



$$\text{Bid Cost: } \frac{450 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{450}{\text{Total Cost}}$$

Work Specification

Aluminum Storm Door

Back Door

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



$$\text{Bid Cost: } \frac{500 \times 1}{\text{Base Quantity}} = \frac{500}{\text{Total Cost}}$$

Aluminum Storm Door

Front Door

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



$$\text{Bid Cost: } \frac{500 \times 1}{\text{Base Quantity}} = \frac{500}{\text{Total Cost}}$$

Attic Insulation Increase to R-38

Attic

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

$$\text{Bid Cost: } \frac{1000 \times 1}{\text{Base Quantity}} = \frac{1000}{\text{Total Cost}}$$

Attic Access

Attic

Install a new attic access panel made of 1/2" drywall.

$$\text{Bid Cost: } \frac{250 \times 1}{\text{Base Quantity}} = \frac{250}{\text{Total Cost}}$$

Misc. Plumbing Repair

Building Systems

An allowance to repair or replace and resecure properly any and all supply or drain lines damaged or dislodged by falling floor system components.

$$\text{Bid Cost: } \frac{500 \times 1}{\text{Base Quantity}} = \frac{500}{\text{Total Cost}}$$

Vapor Barrier

Crawl Space

➤ Remove all debris from the crawl space.

⚡ Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape. (6.6)

$$\text{Bid Cost: } \frac{1,000 \times 1}{\text{Base Quantity}} = \frac{1,000}{\text{Total Cost}}$$

Work Specification

Insulate Floor R-19

Crawl Space

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place. (24.3)

$$\text{Bid Cost: } \frac{1,200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1,200}{\text{Total Cost}}$$

Electric Panel Repairs

Building Systems

Reinstall existing panel cover correctly and fill any open breaker slots with by a Code approved method.

Install AFCI breakers on all bedroom circuits. Install GFCI breakers on all existing circuits servicing wet or damp locations.

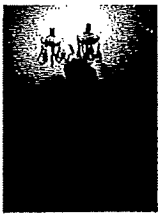


$$\text{Bid Cost: } \frac{1,250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1,250}{\text{Total Cost}}$$

GFCI Receptacle 20 AMP

Bathroom

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.



$$\text{Bid Cost: } \frac{350}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{350}{\text{Total Cost}}$$

Light Fixture Replace

Bathroom

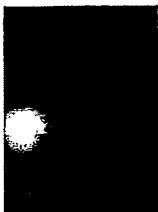
Replace or install wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.

$$\text{Bid Cost: } \frac{225}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{225}{\text{Total Cost}}$$

Repair Outlets

Interior

Correct deficiencies at up to six outlets to meet the Electrical Code.



$$\text{Bid Cost: } \frac{50}{\text{Base}} \times \frac{6}{\text{Quantity}} = \frac{300}{\text{Total Cost}}$$

Work Specification

Smoke Detector Hard Wired

Hall and bedrooms

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Hall detector shall be combination smoke/CO

$$\begin{array}{rcl}
 & 280 \times 1 & = 280 \\
 \text{Bid Cost: } & 250 \times 3 & = 750 \\
 & \text{Base} & \text{Quantity} \quad \text{Total Cost} \\
 & & & \text{Bathroom/Hall/Termite} \quad \$1,030^{00}
 \end{array}$$

Gut Bathroom* and Repair Framing

*Including Adjoining Termite Damaged Areas

Gut the bathroom and adjoining termite damaged areas to the framing. Remove and replace all framing that has been damaged by termites.

Remove windows over tub and frame up opening. Install 7/16" OSB on the exterior and cover with vinyl siding. Insulate exposed exterior walls to R-13.

Sister the bottom chord of the roof truss with minor termite damage. Sisters shall extend from over the exterior wall plate to past the center upright web of the truss and shall be nailed with two rows of 10d nails 6" on center.

All work and material shall comply with the Construction Specifications and the Building Code.

$$\begin{array}{rcl}
 & 4,000 & \\
 \text{Bid Cost: } & \cancel{4,000} \times 1 & = \cancel{4,000} \\
 & \text{Base} & \text{Quantity} \quad \text{Total Cost}
 \end{array}$$

Floor System Repair

Bathroom/Adjoining

Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated girders and band joists and insulating floor to code.



$$\begin{array}{rcl}
 \text{Bid Cost: } & 2,000 \times 1 & = 2,000 \\
 & \text{Base} & \text{Quantity} \quad \text{Total Cost}
 \end{array}$$

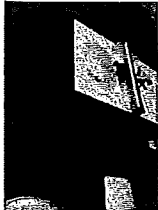
Work Specification

Drywall

Bathroom/Adjoining

Install 1/2" drywall in the bathroom and other areas of repaired framing. Tape, mud, sand, and finish to prepare for paint.

All work and material shall comply with the Construction Specifications and the Building Code.

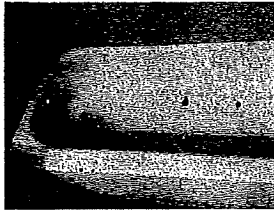


$$\text{Bid Cost: } \frac{800}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{800}{\text{Total Cost}}$$

Bathtub --- 5' Steel Complete

Bathroom

Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever tub/shower diverter with water saving shower head.



$$\text{Bid Cost: } \frac{550}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{550}{\text{Total Cost}}$$

Ceramic Wall Tile

Bathroom

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

$$\text{Bid Cost: } \frac{1,800}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1,800}{\text{Total Cost}}$$

Bath Exhaust Fan Replace

Bathroom

Install a ceiling mounted, vent fan with damper ducted to the exterior. Include power and switch wiring using #14 copper Romex.

All materials and work shall comply with the Construction Standards and State Codes.

$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200}{\text{Total Cost}}$$

Work Specification

Prehung Doors Interior

BathroomHall

At the bathroom, bathroom closet and the water heater closet install 1- 3/8" prehung, doors including casing both sides and lever handle passage set.

All work and materials shall comply with the Construction Specifications.

$$\text{Bid Cost: } \frac{200 \times 3}{\text{Base} \quad \text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Prep & Paint Room Semi Gloss

Bathroom

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

Includes linen closet.

$$\text{Bid Cost: } \frac{350 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{350}{\text{Total Cost}}$$

Resilient Flooring

Bathroom

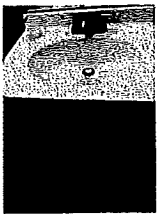
Install 25 year warranted vinyl plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

$$\text{Bid Cost: } \frac{550 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{550}{\text{Total Cost}}$$

Vanity/ Counter Top/ Sink/ Mirror Replace Complete

Bathroom

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. 2



$$\text{Bid Cost: } \frac{450 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{450}{\text{Total Cost}}$$

Commode Replace 1.6 GPF

Bathroom

Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

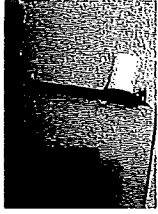
$$\text{Bid Cost: } \frac{450 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{450}{\text{Total Cost}}$$

Work Specification

Accessory Set - 3 Piece Chrome

Bathroom

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.



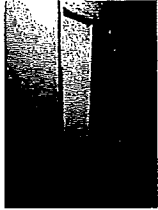
$$\text{Bid Cost: } \frac{275 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{275}{\text{Total Cost}}$$

Prep & Paint Room Flat

Hall

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Includes water heater closet



$$\text{Bid Cost: } \frac{150 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{150}{\text{Total Cost}}$$

Wood Floor Refinish

Hall/Living Room

Remove carpet and dispose of properly. Replace up to 60 square feet of wood strip flooring to match existing.

Remove any tack strips, shoe or 1/4 round moldings. Replace any deteriorated planks. Drum and edge sand all floor surfaces. Fill all nail holes and minor voids. Vacuum and tack rag room. Apply a sealer for soft woods, apply owner's selection of stain and two coats of oil based polyurethane varnish. Include all moving of furniture. (30.12)

INSTALL APPROPRIATE TRANSITION STRIPS AT ENTRANCES TO TWO CARPETED BEDROOMS



$$\text{Bid Cost: } \frac{1800 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{1800}{\text{Total Cost}}$$

Work Specification

Wood Floor Refinish

Bedroom back

Remove carpeting and dispose of properly.

Remove any tack strips, shoe or 1/4 round moldings. Replace any deteriorated planks. Drum and edge sand all floor surfaces. Fill all nail holes and minor voids. Vacuum and tack rag room. Apply a sealer for soft woods, apply owner's selection of stain and two coats of oil based polyurethane varnish. Include all moving of furniture. (30,12)



$$\begin{array}{rcl} \text{Bid Cost: } & 360 \times 1 & = 360 \\ & \text{Base} & \text{Quantity} \quad \text{Total Cost} \\ & 3 \times 120 & \nearrow \end{array}$$

Ceiling Repair

Bedroom back

Removed existing suspended ceiling and dispose of properly. Patch, mud, and sand original ceiling to finish smoothly in preparation for paint.

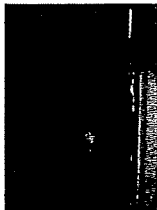


$$\begin{array}{rcl} \text{Bid Cost: } & 300 \times 1 & = 300 \\ & \text{Base} & \text{Quantity} \quad \text{Total Cost} \end{array}$$

Slab Door Interior

Bedroom back

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new leversets and hardware. Locking for bedrooms and bathroom, passage for all others. Match existing finish.



$$\begin{array}{rcl} \text{Bid Cost: } & 200 \times 1 & = 200 \\ & \text{Base} & \text{Quantity} \quad \text{Total Cost} \end{array}$$

Prep & Paint Room Flat

Bedroom back

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\begin{array}{rcl} \text{Bid Cost: } & 350 \times 1 & = 350 \\ & \text{Base} & \text{Quantity} \quad \text{Total Cost} \end{array}$$

Work Specification

Slab Door Interior

Bedroom back corner

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new leversets and hardware. Locking for bedrooms and bathroom, passage for all others. Match existing finish.

Prime and paint door to match existing.

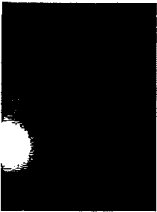


$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200}{\text{Total Cost}}$$

Install Vinyl Wall Mounted Doorstop

Bedroom back corner

Install a 6" diameter hard vinyl wall mounted doorstop on the wall behind the door to prevent the door knob from damaging the wall



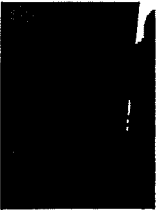
$$\text{Bid Cost: } \frac{25}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{25}{\text{Total Cost}}$$

Slab Door Interior

Bedroom

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new leversets and hardware. Locking for bedrooms and bathroom, passage for all others. Match existing finish.

Prime and paint door to match existing.



$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200}{\text{Total Cost}}$$

Wall Finish Repair

Bedroom

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. (Also 26.0 - Plaster)

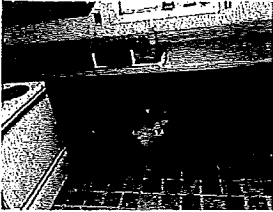
Paint to blend as closely as possible with existing.

$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

Work Specification

Cabinets Base

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

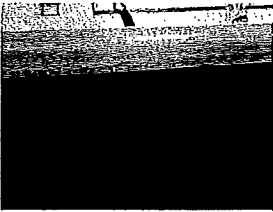


$$\text{Bid Cost: } \frac{1800 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{1800}{\text{Total Cost}}$$

Kitchen

Counter Tops Replace

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32,10)

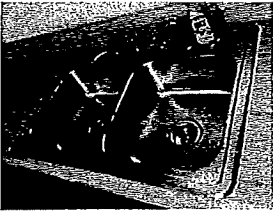


$$\text{Bid Cost: } \frac{750 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{750}{\text{Total Cost}}$$

Kitchen

Double Bowl Sink Complete

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

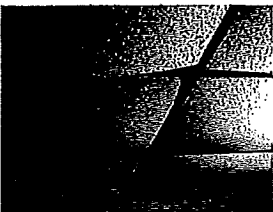


$$\text{Bid Cost: } \frac{250 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{250}{\text{Total Cost}}$$

Kitchen

Ceiling Repair

Removed existing suspended ceiling and dispose of properly. Patch, mud, and sand original ceiling to finish smoothly in preparation for paint.



$$\text{Bid Cost: } \frac{350 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{350}{\text{Total Cost}}$$

Kitchen

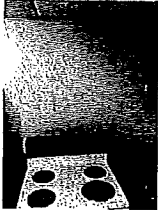
Work Specification

Range Hood Exterior Vented

Kitchen

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

NOTE: NO CABINET OVER RANGE. INSTALL CEILING MOUNTED SWITCHED FAN ABOVE THE STOVE TO MATCH OR EXCEED CFM AND SONE SPECIFICATIONS.



$$\begin{array}{rcl} \text{Bid Cost: } 650 & \times & 1 = 650 \\ \text{Base} & \text{Quantity} & \text{Total Cost} \end{array}$$

Prep & Paint Room Semi Gloss

Kitchen

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

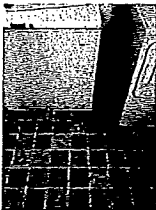


$$\begin{array}{rcl} \text{Bid Cost: } 350 & \times & 1 = 350 \\ \text{Base} & \text{Quantity} & \text{Total Cost} \end{array}$$

Resilient Flooring

Kitchen

Install 25 year warrantied vinyl plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\begin{array}{rcl} \text{Bid Cost: } 120 & \times & 6 = 720 \\ \text{Base} & \text{Quantity} & \text{Total Cost} \end{array}$$

Work Specification

Exterior Door Weatherstripping Install

Kitchen

Remove existing weatherstripping. Adjust door to close smoothly and tightly in existing frame.

Install rigid aluminum strip with neoprene-type weatherstripping securely fastened to sides and head jams.

Replace existing threshold and doorsweep.



$$\begin{array}{rcccl} \text{Bid Cost: } & 75 & \times & 1 & = & 75 \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

Dryer Vent

Laundry

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

$$\begin{array}{rcccl} \text{Bid Cost: } & 200 & \times & 1 & = & 200 \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

Certification

Contractor Name:

Milton Brown

Total Cost:

\$11,237

Signature:

[Signature]

Date:

2-22-18